

FARMINGTON CITY COUNCIL MEETING

Wednesday, April 3, 2002

CITY COUNCIL WORK SESSION/WEST CONFERENCE ROOM

PRESENT: Mayor Connors, Council Members Hale, Hasenyager, Haugen, Holmes, and City Manager Forbush, City Planner Petersen, and Deputy Recorder Chipman. Council Member Johnson was excused.

Mayor Connors began discussion at 6:40 P.M. The following items were reviewed:

- UDOT is considering placing a signal at Shepard and Main. Different options were reviewed.
- Sidewalk along 200 East (Rawl Rice's property) needs to be replaced. Staff is recommending flood proofing measures when doing so.
- The use of excess property on 1075 West needs to be determined.
- The City Council is being asked to make an appointment to the County's Hillside Plan committee.
- Item #7 on tonight's agenda (Interlocal Agreement regarding jail expansion) is being delayed at the request of the County.
- Item #4 regarding the Sunset Hills Subdivision will be considered. Council Member Hale inquired about the high power pole atop a mound of dirt left after excavation.
- Mr. Forbush gave the Council a brief background concerning item #5, a possible land trade with Alan Bangerter for trail right-of-way properties.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan Tanner Holmes, Edward J. Johnson, City Manager Max Forbush, City Recorder Margy Lomax, City Planner David Petersen, and Deputy Recorder Jeane Chipman. Edward J. Johnson arrived later in the meeting due to prior commitments.

Mayor Connors called the meeting to order at 7:00 P.M. The invocation was offered by Larry Haugen and the Pledge of Allegiance was led by Spencer Barker of Scout Troop 773.

APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes of the March 20, 2002, City Council Meeting were read and corrected. **Larry Haugen** *MOVED* to approve the minutes as corrected. **David Hale** seconded the motion. The voting was unanimous in the affirmative.

Minutes for the special City Council meeting held Saturday, March 23, 2002, were also reviewed. **David Hale** *MOVED* to approve the minutes. **Larry Haugen** seconded the motion which passed by unanimous vote.

PRESENTATION OF PLAQUE TO SUE ANN PHILLIPS (Item #2b)

Mayor Connors complimented Ms. Phillips for her years of service on the Leisure Services Board and as the director of the Miss Farmington Scholarship Pageant.

Viola Kinney presented a plaque of appreciation to Ms. Phillips and said that she had been of great service to the City during her appointment.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

[Ed Johnson arrived at 7:20 P.M.]

David Petersen reported proceedings of the Planning Commission meeting held March 28, 2002. He covered the following items:

1. The Planning Commission approved Richard J. White's request for recommendation to the City Council to rezone approximately .75 acres of property located at 700 West near Shepard Lane from LS to A.
2. The Planning Commission approved Allysa Revell and Chadwick Greenhalgh's request for conditional use to exceed the 15 foot height limit set for accessory buildings by constructing a carriage barn 16.5 feet in height located at 208 West State Street in a LR zone.
3. The Planning Commission approved a request by Mike Peery for conditional use and site plan approval to establish a temporary sales office in a model home located at 1727 West Clark Lane.
4. Mr. Petersen explained a request by James Steward which had not been reviewed by the Planning Commission because it was considered not to be in compliance with City ordinances. However, further research had been done and Mr. Petersen

said there may be a way that Mr. Steward can accomplish subdividing his property within City ordinance requirements.

5. The Planning Commission worked on reviewing the General Plan. In discussion, it was decided they would like to wait until the City Council has completed their work on strategic planning before moving forward with the General Plan.
6. Mr. Petersen presented information regarding the Conservation Housing ordinance.

In reference to comments made regarding the recent announcement to close Kmart, **Mayor Connors** stated the City is currently working very hard with UDOT officials to ensure adequate access to the Kmart property.

REQUEST FOR FINAL PLAT APPROVAL FOR SUNSET HILLS #4 WITH RELATED CONSERVATION EASEMENT/LOIS TAYLOR (Agenda Item #4)

David Petersen reviewed the agenda item and discussed changes in the conservation easement requested by the applicant, Lois Taylor. Mr. Petersen stated that soils reports indicated fault lines on the property. No-build easements on the fault lines should be part of conditions for approval. Items #6 and #7 regarding road damage have been resolved. However, Mr. Petersen suggested those items should be left as conditions in the formal motion for approval. He also suggested conditions as stated in his letter to Ms. Taylor dated January 28, 2002, wherein he reported Planning Commission requirements.

David Hale *MOVED* that the City Council grant final plat approval for Sunset Hills #4 with related conservation easement subject to the following:

1. The applicant shall comply with all conditions of preliminary plat approval.
2. Final improvement drawings, including a grading and drainage plan and a revegetation plan, shall be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Planning Department, Farmington Area Pressurized Irrigation District and Central Davis County Sewer District.
3. The City Council must accept and approve a conservation easement for the steep sensitive lands and the conservation land contained within the subdivision boundaries.
4. A note shall be placed on the final plat indicating that a soils report has been prepared and submitted to the City for the proposed subdivision in accordance with the provisions of the subdivision ordinance.

5. Final plat approval shall be subject to the provisions of an existing agreement between the City and the applicants.
6. The applicants shall pay for any off site storm sewer improvements directly related to the development of the subdivision.
7. The applicant shall pay its fair share of the cost of improving damaged or failed off site streets as a direct result of excavating or removing dirt and other material from the subdivision site including, but not limited to 325 East Street. Any cost sharing arrangements for the road improvements or road restoration improvements shall be mutually agreed to by the applicant and the City.
8. The developer's engineer shall correct the frontage width of lots #5 and #6 so that the narrow corridor or stem leading to each flag lot shall be at least 20 feet wide.
9. Fault lines shall be identified on the plat and a no-build easement of 7 . feet shall be placed on each side of fault lines.
10. Approval of the Conservation Easement shall be subject to City Attorney review.
11. The power pole affected by recent excavation shall be evaluated by the Utah Power and Light Company and conditions shall be subject to City approval.

Bob Hasenyager seconded the motion which passed by unanimous vote.

AUTHORIZATION FOR CITY PROPERTY TRADE WITH ALAN BANGERTER IN EXCHANGE FOR TRAIL RIGHT-OF-WAY PROPERTIES/AUTHORIZATION TO LEASE WEST FARMINGTON PARK PROPERTY TO BOB MURRAY/MAX FORBUSH (Agenda Item #5)

Packet information indicated that the City had received a letter from Bob Murray offering to lease west Farmington park property. Mr. Murray had farmed the land in the past. Mr. Murray offered to lease the property for the cost of irrigation assessments and maintain the fences and the property in general. In conversations between Mr. Forbush and Alan Bangerter, Mr. Bangerter stated he felt lease rates may be between \$75 and \$100. That would be more than Mr. Murray would be willing to pay. However, the irrigation assessments would be in excess of \$600.

Mr. Forbush was in favor of leasing the property to Mr. Murray in order to keep it maintained. He suggested that the City accept the terms proposed by Mr. Murray. The term of the lease could go for one season.

Mr. Forbush also reviewed the proposed trail route possible to accomplish if a land trade could be negotiated with Alan Bangerter and said the trail right-of-way would run all the way from Farmington pond to within 600 feet of Glover's Lane should the City be successful in acquiring the trail properties.

Mr. Hasenyager inquired if there would be adequate access to the park if the land trade was accomplished to which Mr. Petersen responded there would be.

Mayor Connors complimented Mr. Forbush for his great work regarding attaining trail property through difficult circumstances. If accomplished, it will be a great amenity for the City.

Bob Hasenyager *MOVED* that the City Council authorize the City Manager to move forward in securing trail properties as outlined by Mr. Forbush and to draw up a lease agreement to lease the City park land to Bob Murray for the cost of the annual irrigation assessments plus bearing the responsibility to maintain the property including fences, entrance road, etc. **Larry Haugen** seconded the motion which passed by unanimous vote.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #6)

In discussion of consent items, it was determined to change regular June City Council meeting to the 5th and the 12th of June. Budget work sessions will be conducted on April 24th, May 8th, and May 22nd. May 29th may be scheduled for a budget work session if needed.

Susan Holmes *MOVED* to approve the following items by consent as follows:

- 6-12. Ratification of construction bonds previously signed by Mayor Connors.
- 6-13. Approval of February's list of disbursement.
- 6-14. Approval of Agreement with Weber Basin Water conservancy District. The agreement was made verbally with Weber Basin at the time the sound wall was constructed. The sound wall crosses the Weber Basin overflow line. Because of that, Weber Basin required the use of geofoam material to reduce the weight of earthen fill and demanded that the City agree to the provisions contained in the enclosed agreement.
- 6-15. Approval of the FYE 2003 Budgetary Review and Approval process as enclosed.

Larry Haugen seconded the motion which passed by unanimous vote.

INTERLOCAL AGREEMENT WITH DAVIS COUNTY REGARDING PROPOSED EXPANSION OF JAIL (Agenda Item #7)

Davis County officials requested discussion of jail expansion be delayed until April 17th.

CONTINUATION OF STRATEGIC PLAN/SPECIFIC ACTION PLANS (CITIZEN PARTICIPATION AND FEDERAL AND STATE MANDATES) (Agenda Item #8)

Mr. Forbush explained the first installment review of two of the broad action goals as preliminarily discussed by the City Council in recent work sessions. These two broad action goals were being presented for City Council approval prior to turning them in to The Stromberg Group for final drafting. A discussion ensued including the following points:

- Action needed to accomplish goals set for Federal and State Mandates included obtaining an NPDES permit to meet Federal Phase II Storm Water Management Regulations to reduce pollutants going into stream channels. Responsibility would rest with Paul Hirst, Max Forbush, David Petersen, and Walt Hokanson. Also included would be phased implementation of GASB 34 regulations which pertain to financial accounting and tracking of fixed assets in the City's General Fund.
- Increased citizen volunteer service opportunities in City government functions was a highly desirable priority. It was the City Council's design to develop a plan for increasing citizens involvement in major City decisions. The City Council wanted to receive recommendations regarding new committees and volunteer service opportunities along with an evaluation of existing committees. Responsible parties would include the City Manager, Susan Holmes, and Ed Johnson. George Chipman would be requested to assist. The full governing body would be asked to review final recommendations.
- As part of this action goal, George Chipman and Paul White would be asked to collect a resource pool of individuals who would be willing to provide services to the community and a list of their talents. It was also hoped that such a plan could be developed to match volunteer resources with volunteer needs.

By consensus, the City Council approved the descriptions with amendments, definitions, and assignments of the broad action plans for citizen participation and Federal and State mandates.

REPORT OF OAKRIDGE PARK COMMITTEE DISCUSSIONS/ COUNCIL MEMBERS DAVID HALE AND SUSAN HOLMES (Agenda Item #9)

David Hale reported work done by himself and Susan Holmes and a broad based committee which had met prior to the meeting to discuss potential plans for the Oakridge Park development. Several suggestions for the park had been made including a walking track around the park, a large grassy area in the center, and funding vehicles for accomplishing construction.

Thoughts of creating a playground facility had been presented. Eventually all of these ideas need to be reviewed in a hearing setting.

Ms. Holmes said the Oakridge Park improvements need to be high quality and should be developed to attract citizens from all of Farmington.

Mr. Hasenyager asked whether or not a lighted basketball court had been discussed.

Mayor Connors suggested that a logical place for a lighted basketball court would be the Shepard Lane park. It already has a lighted baseball diamond.

RECONSIDERATION OF RICH HAWS' LETTER REQUESTING HELP TO INDUCE COSTCO TO FARMINGTON (Agenda Item #10)

Mr. Forbush stated Staff members had met with representatives from Riverton City who had conducted a study of city revenues and expenditures in a unique manner. The results of the study were very interesting to Staff members, who were impressed with similarities between Riverton and Farmington and who felt much could be learned from the Riverton experience. Riverton officials had evaluated level and cost of services and future revenue sources and realized action must be taken to avert future financial crisis. Mr. Forbush recommended that the Farmington City Council entertain a presentation by a Riverton City Council Member and that they also consider approaching Costco regarding possible location in Farmington City. Mr. Forbush stated he felt no commitment needed to be given the Costco company, rather contact made to present 3 possible sites for construction and inquiry regarding interest on the part of Costco.

Discussion ensued including the following points:

- A great deal of care should be taken in determining the economic base for the City. A balance must be maintained between tax revenue resources and maintaining the quality of life in the City.
- It could be beneficial to the City to be aggressive in seeking commercial entities for the City. Most businesses could be required to become compatible with City standards.
- One asset the City has is the transportation corridor. Even though the I-15 corridor has disadvantages, if the City worked hard it could use the corridor as an asset.
- Davis County has stated their support for a commuter rail stop in the City. The

stop should be pursued.

- Some Council Members felt that having large buildings along the I-15 corridor was not a disadvantage. If properly buffered it would not impact residential neighborhoods and would be a good use for the property. Because the jail already exists near the freeway, the character of land use in the area would not be affected.
- The City should be pro-active about which entities are encouraged to come to the City. Build out is not far off and opportunities will be increasingly limited.
- Some City Council members felt caution should be maintained. The City should not give up standards or revenues to attract large companies whose benefits may not be worth the sacrifice.
- It may be wise to consider holding areas east of the freeway for local commercial use (e.g., residents on their way home from work) while encouraging regional commercial uses on the west side.
- Any interface between Farmington officials and commercial entities should be professional quality.

Mr. Forbush asked for specific direction regarding whether or not to contact Costco officials. After discussion, the Mayor stated the sense of the majority of the Council was to allow Mr. Forbush to move forward with plans to contact Costco to gather information regarding the possibility of their moving to Farmington.

Mr. Hasenyager stated his feeling that the City Manager should arrange for the following:

7. A Riverton City Council member should be invited to make a presentation on their economic development study.
8. Chris Roybal should be asked to present information regarding the campus type of commercial center.
9. The Council should entertain the possibility of a field trip for Council Members to investigate different types of commercial development.
10. Kent Sulser of Davis County should be invited to present Davis County's plan for economic development in the County.

Council Members agreed with the suggestions made by Mr. Hasenyager.

Mr. Petersen stated that Lagoon Corporation was becoming involved in the development process near their property.

CITIZEN CORRESPONDENCE REVIEW (Agenda Item #11)

Russ and Valeen Borneman had sent a letter to Max Forbush expressing concern over installing back flow valves at meters. **Mr. Forbush** said the Bornemans' suggestion was valid although the City's water department doesn't do that on older houses. It is required by code on new homes, but the new homes also includes an expansion chamber on hot water heaters to prevent explosion.

Mr. and Mrs. Kiley from the Compton Bench area were concerned about flooding from a nearby detention basin.

Mr. Forbush stated that the City should solve the Kiley situation for public safety reasons. He would visit with the Public Works Department to remedy the situation.

Eric and Leslie Rossi from south Farmington had written a letter requesting pedestrian safety improvements along the frontage road near Glover's Lane. The request made by Rossi will be included in the next year's budget and reviewed during the budget work sessions.

Citizen concern regarding ambulance misuse is being reviewed by Chief Gregory.

The City Manager reported that the request submitted by the Stewarts for a flag lot will be resolved in compliance with City ordinances. David Petersen had previously reported a solution had been found to permit the Stewarts to develop an additional lot without it being a flag lot.

MISCELLANEOUS

Mr. Hasenyager inquired regarding whether or not UDOT had approved the tunnel near the Smith and Kmart properties.

Mayor Connors reported having met with several UDOT officials who, after a great deal of discussion, could not justify the expense of the tunnel. However, they are giving serious consideration to a southbound off ramp south of Shepard Lane. This off ramp would benefit commercial development at the Buie site. Lagoon is also involved in efforts to improve the transportation plans in the area.

Mr. Hasenyager stated that according to reports he had received, the Remington Group

had withdrawn from the Tuscany Cove development leaving the Schilly land owners to move forward on their own. The preliminary plat approval will expire in July of 2002.

In response to a question by Mr. Hasenyager, it was reported that Kmart will close May 7th.

Mayor Connors asked the City Manager to contact owners of the Kmart building in order to open dialogue regarding property use in the future.

Mr. Johnson reported meetings held concerning the development of a historical museum in Farmington. The historical committee had toured the Layton Museum which employs a full-time curator. The Layton facility had been in existence since 1970. A great deal of information was gathered during the tour. Mr. Johnson said he would document ideas gather for consideration by the Council.

Ms. Holmes reported her offer to be a member of the Transportation Task Force of the Davis County COG organization.

The Mayor asked Mr. Forbush to contact COG and inform them of Ms. Holmes's appointment.

Ms. Holmes asked to be excused during the next City Council meeting. She will be attending sewer district training in St. George.

Mr. Haugen reported his meeting with the Burn Plant Board. He said that recent studies concluded that frequency of cancer among citizens in the area was no greater than anywhere else in the State. The Burn Plant had not been the cause of the disease in the area.

Mr. Haugen asked if the City officials would be interested in a recycling program free of charge as offered by the Burn Plant officials. The City Council by consensus approved the concept of having recycling bins placed in the City. Mr. Haugen said donations would be sorted at the plant.

Mr. Haugen stated Earth Day will be held April 22 through 25, 2002, at the Layton Hills Mall.

Mr. Hale will be attending the Police Academy held on Wednesday evenings. He asked to be excused from time to time if he is late to regular City Council meetings.

Mr. Forbush has the following miscellaneous items:

1. The Wasatch Front Regional Council has asked for a Farmington representative to a technical advisory committee. It was suggested that Walt Hokanson be invited

to attend those meetings.

2. Packet material included information regarding legal action initiated by the PETA organization. City attorneys have requested that Farmington City be dropped as a defendant in the case.
3. Regarding surplus property near the Oakridge Golf Club, the City Council directed Mr. Forbush, in concert with City attorneys, to prepare recommendations for consideration by the Council.
4. Mr. Forbush reviewed plans to improve flood proofing on Rawl Rices property by rebuilding the sidewalk along 200 East in a manner that would control drainage.

Bob Hasenyager *MOVED* that the City Council approve the expenditure of \$6,500 to install extra inlet boxes and pipes near the Rawl Rice property to improve drainage in the area. **Ed Johnson** seconded the motion which passed by unanimous vote.

Mr. Forbush discussed alternatives regarding the signal installation at Shepard and Main Street. UDOT was not in favor of the round-about proposal because of safety issues and impact on neighbors. Mr. Forbush presented two other alternatives. He favored the alternative that would narrow asphalt width and leave one turning lane and one lane going each direction (a total of three lanes). It was suggested that UDOT be approached regarding planting grass in the island area. The alternative would require only one crossing guard and would offer a higher level of safety for school children. Mr. Forbush recommended holding a neighborhood meeting to gather input on April 16 at 5:30 in the City Hall. By consensus the City Council approved.

Mr. Hasenyager commented on the confusion caused by the way Shepard Lane was designed between U.S. 89 and Main Street. It goes from two lanes to one without clear indication of where cars should go. He suggested that parking could be improved in front of the school and the street be made one lane the entire distance.

Mr. Forbush said he would talk to UDOT officials about angle parking for the school.

Mayor Connors suggested that UDOT officials be asked to consider improving the design of the area during their reconstruction of the roads in question.

Mr. Forbush said that Davis County had requested a Farmington representative be appointed as a member of the Hillside Development Plan. **Bob Hasenyager** volunteered to be that representative.

Mayor Connors had received a letter from United Way requesting a list of citizens to invite to training regarding service groups. The City Council was also invited to attend the

Farmington City Council

April 3, 2002

meeting.

ADJOURNMENT

Bob Hasenyager *MOVED* that the meeting adjourn at 9:40 P.M..

Margy Lomax, City Recorder
Farmington City